

**MINUTES OF REGULAR MEETING
OF
GREENSBORO PLANNING BOARD
June 16, 2004**

The Greensboro Planning Board met in Regular Session on Wednesday, June 16, 2004 at 2:01 p.m., in the City Council Chambers, 2nd floor, Melvin Municipal Office Building, Greensboro, North Carolina. Board Members present were Chair Patrick Downs, John Rhodes, Tim Bryson, J.P. McIntyre, Julius Koonce and Stephen Marks. Staff members present were Robert Morgan, Acting Planning Director; Alec MacIntosh, Haywood Cloud, Heidi Galanti, and Bill Ruska of the Planning Department; and Sue Schwartz of the Housing and Community Development Department.

Chair Downs called the meeting into session.

APPROVAL OF MINUTES OF THE MAY 19, 2004 REGULAR MEETING. (APPROVED)

Mr. Rhodes moved approval of the minutes of the May 19, 2004 regular meeting as written, seconded by Mr. Marks. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Rhodes, Koonce, McIntyre, Marks, Bryson. Nays: None.)

PUBLIC HEARINGS:

A. LINDLEY PARK NEIGHBORHOOD PLAN. (RECOMMENDED)

Sue Schwartz, Chief of Neighborhood Planning, stated that she wished to explain to the Board that several years ago the City of Greensboro began Neighborhood Planning in a very specialized manner. Prior to that it was either part of historic preservation, part of redevelopment, or part of community development block grants, but there was no formal plan of conventional neighborhood planning. About two years ago the City Manager's Office instructed the staff to look into a test case to try to see what the resource needs would be to execute such a plan. They looked for a partner and selected the Lindley Park Neighborhood Association and began working with them in January of 2003. This plan and the process will be evaluated after its adoption by City Council to look at what improvements can be made to the process - the inclusiveness, its effectiveness, how they can institutionalize a more formalized conventional neighborhood planning program. This is further called for in the recently adopted Comprehensive Plan by the City of Greensboro which calls for neighborhood plans to be prepared and adopted to address greater level of detail and specificity for communities. The plan before the Board today was a collaborative effort of a multi-department team of about 20 employees from all areas of the City organization and the Lindley Park Neighborhood Association (LPNA). The plan itself will be presented by Dr. Ken Snowden, who will give an overview of what has been produced.

Dr. Ken Snowden, Scott Avenue, Lindley Park, stated that the LPNA was chosen because there has been a very active neighborhood association for the last 10 years and the neighborhood association has worked closely with the City on a major renovation of Lindley Park, so there is a lot of energy and a lot of interest in the neighborhood to do this. They are very pleased to have been chosen for this pilot project. A Planning Committee was formed within the neighborhood and they restructured the Neighborhood Association Executive Committee to include district representatives to try and get better feedback from different areas of the neighborhood and also created a business liaison as a new member of the Executive Committee to reach out to the business community. They tried to get input from all areas of the community and talked with both residents and commercial interested parties.

Matt Russ, 206 Hermitage Lane, stated that the process was very inclusive as there was a structure to include the citizens, and business owners were involved. He feels that they got a lot of really good input from everyone involved. LPNA is very much in favor of the plan and feel that this area will certainly benefit from these efforts. The LPNA voted on May 18th to recommend the adoption of the plan.

In response to questions, Mr. Russ added that there is an action plan that gives an overview of their plans for 3 years, 5 years and 10 years. It will be the LPNA's responsibility to put forth the plan and utilize the City resources and agencies.

Ms. Schwartz added that there have been 2 rezonings requested in the area within the last 18 months. Having a policy framework in place will help guide future development and rezoning requests. Those policies can be used by City Council and by the Zoning Commission to evaluate rezoning requests in light of what that future land use should be and the principles found in the plan.

Nancy Hawks, 2915 Spring Garden Street, stated that she is in favor of the plan and attended all the neighborhood meetings as a property owner and as a business owner in the area. She did want to voice her concerns about her property at the southeast corner of Spring Garden Street and McManus Street. She is between where the plan shows neighborhood commercial and a mixed use commercial area. On her corner it is zoned mixed use residential. She questions why the commercial did not include her property and the one east of her.

Ms. Schwartz pointed out several of the things that were considered making decisions on the different future land use designations in this area and pointed out several areas that would be affected.

Chair Downs stated that he feels that as the City develops the implementing coordinates for mixed use with residential use that commercial uses are certainly going to be available. He is quite comfortable with the uses that are contemplated within the mixed use residential designation and is further comforted by the fact that there is a corridor study in the future that will look at specific properties in a more detailed manner.

Chair Downs asked if there was anyone who wished to speak in opposition to the plan and no one came forward.

Counsel Carr pointed out that there needed to be a motion for two of the members to recuse themselves.

Mr. Koonce moved to recuse Mr. Bryson and Mr. McIntyre, seconded by Mr. Rhodes. The Board voted 4-0-2 in favor of the motion. (Ayres: Downs, Koonce, Rhodes, Marks. Nays: None. Abstained: McIntyre and Bryson.)

After discussion among the Board members, Mr. Koonce moved to favorably recommend to the City Council the Lindley Park Neighborhood Plan, seconded by Mr. Rhodes. The Board voted 3-1-2 in favor of the motion. (Ayes: Downs, Rhodes, Koonce, Marks. Nays: Marks. Abstained: McIntyre and Bryson.)

B. AMENDMENT OF COMPREHENSIVE PLAN TO CHANGE SECTION 10.3, REGULATORY COMPLIANCE; SECTION 10.4.2, PLAN AMENDMENTS; AND SECTION 10.4.3, PLAN MONITORING AND UPDATING TO PROVIDE FOR JOINT PROCESSING OF COMPREHENSIVE PLAN AMENDMENTS AND REZONING REQUESTS. (RECOMMENDED)

C. ORDINANCE AMENDING SECTION 30-3-12.2, PROCEDURE, OF THE GREENSBORO DEVELOPMENT ORDINANCE WITH RESPECT TO VOTING BY THE ZONING COMMISSION SO AS TO CAUSE ALL REZONING APPLICATIONS IN CONFLICT WITH CONNECTIONS 2025 TO BE HEARD BY THE CITY COUNCIL. (RECOMMENDED)

Heidi Galanti stated that at the May 25, 2004 City Council meeting, Council directed staff to prepare some amendments to Chapter 10 of Connections 2025 as follows: they would like to see all rezoning requests, regardless of size, in conflict with the Comp Plan to require a plan amendment; they want all plan amendments associated with a rezoning case to track with the rezoning case and be heard on the odd months at a joint meeting of the Planning Board and the Zoning Commission. The hearing will be held on the day of the regular Zoning Commission meeting and recommendations will be forwarded to City Council for a public hearing and final decision. If approved by the Council, the Generalized Future Land Use Map would be amended to reflect the boundaries of the rezoning case. An example was shown on the screen for the Board members' review.

Mr. Ruska stated that the Planning Board would take the first vote, and then the Zoning Commission would vote on the rezoning based on and after hearing the Planning Board's recommendation for the change of Plan. The procedural manuals will have to be revised for the Planning Board and the Zoning Commission. The Development Ordinance would have to be amended with regard to the voting procedure of the Zoning Commission.

Mr. Marks suggested that it may work for everyone to have a joint meeting with the Zoning Commission. Then after all related items are covered, the Planning Board can adjourn to another meeting room to discuss other items on its agenda instead of the Board having two separate meetings for that month.

Chair Downs stated that was a very good suggestion.

Mr. Ruska stated that everyone would be notified of the final dates and times and they will be forwarded to all the Commission and Board members before the meeting.

Counsel Carr stated that as long as the proper advertisements are made there should be no problems with addressing issues with the appropriate parties who wish to have their cases heard.

Chair Downs stated that his understanding is that there will be a set joint meeting schedule for up to six times a year and the Planning Board will continue to have their regularly scheduled meeting on the even months on the third Wednesday.

After some discussion, Mr. Bryson moved to recommend the Plan amendments to City Council, seconded by Mr. Rhodes. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Rhodes, McIntyre, Bryson, Marks, Koonce. Nays: None.)

Mr. Ruska asked that Board members check their schedules and reserve the 2nd Monday in September (the 13th) and in November (the 8th) for a joint meeting with the Zoning Commission. New schedules for next year will be sent to members.

Mr. McIntyre moved to recommend the Ordinance amendments to City Council, seconded by Mr. Bryson. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Rhodes, McIntyre, Bryson, Marks, Koonce. Nays: None.)

D. ORDINANCE CHANGING THE NAME OF A PORTION OF BURLINGTON ROAD TO RICHARDSON VILLAGE WAY. (RECOMMENDED)

Haywood Cloud stated that this street name change involves only the inside-city-limits portion of this street. The other portion of the street, which is the great majority of it, remained in Guilford County jurisdiction after the westernmost part of it was annexed April 30, 2002. Richardson Village is the name of the longstanding mill village in this area. The County recently changed the name on the street portion that lies in their jurisdiction, so the City is proposing to do the same for its part. The display map before the Board is somewhat out of date. It appears on this map that the travelway for this street intersects Highway 70, but on the ground Highway 70 is actually elevated, not connected to the street section being acted on today. There was a company named Bo-Mac Lubricants, Inc. on the property at the dead end of this street at the time of annexation, but today this building appears to be vacant. There are no other properties addressed on the portion of the street in City jurisdiction. The Technical Review Committee (TRC) recommends this street name change.

In response to a question by Mr. Marks, Mr. MacIntosh stated that the elevation of new Highway 70 well above this street makes it such that they could never be connected.

Chair Downs asked if there was anyone present who wished to speak on this matter and no one came forward.

Mr. McIntyre moved to recommend the street name change to City Council, seconded by Mr. Marks. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Rhodes, McIntyre, Bryson, Marks, Koonce. Nays: None.)

ANNEXATION PETITION:**A. PROPERTY OF PHILLIP D. THOMAS CUSTOM HOMES AT 3319 AND 3342 OWL'S ROOST ROAD – 11.786-ACRE CONTIGUOUS ANNEXATION. (RECOMMENDED)**

Mr. MacIntosh stated that this utility agreement and annexation petition covers property bordering the city limits on its east and north sides. The property is proposed to be developed as several large single family lots. There is an 8" city water line in Owl's Roost Road. There is an 8" sewer line about 250' to the east that can be extended to reach the frontage of each proposed lot. All other city services can be provided in a manner similar to that for the abutting property already inside the city limits. The TRC recommends the annexation.

Mr. Bryson moved to recommend the proposed annexation to City Council, seconded by Mr. Rhodes. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Rhodes, McIntyre, Bryson, Marks, Koonce. Nays: None.)

B. PROPERTY OF BARBARA B. BROWN, ALICE B. MYERS, AND GARY R. MYERS, SR. ON THE WEST SIDE OF DESMOND DRIVE – 46.83-ACRE SATELLITE ANNEXATION. (RECOMMENDED)

Mr. MacIntosh stated that this satellite annexation petition covers property on the west side of Desmond Drive a short distance north of McKnight Mill Road. This property is about a mile driving distance from the primary city limits. Half a mile farther out McKnight Mill Road is previous satellite annexation just starting development as the Manchester subdivision. The petitioned-for property is proposed for development as single family houses. There is a large water line in McKnight Mill Road from which a water line can be run about 200' over to this property. The nearest sewer line capable of extension to this property is over 4,000' to the east. The Manchester subdivision will extend that sewer line to a distance still over 3,000' from this property. Extension of a sewer line from that point to the petitioned-for property would be the developer's responsibility. Provision of other city services would be similar to their provision to the already-annexed Manchester subdivision. The TRC recommends the annexation.

In response to a question by Mr. Marks, Mr. MacIntosh stated that this property is located in Development Tier 1 in the Comprehensive Plan, as is the previous annexation.

Mr. Rhodes moved to recommend the proposed annexation, seconded by Mr. Marks. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Rhodes, McIntyre, Koonce, Marks, Bryson. Nays: None.)

Alec MacIntosh stated that copies of the City Development Ordinance had been given to the Board members at various times. Several amendment packages (replacement pages) have been received over the past year and a half. He said that if members would bring their ordinance books in to the Department, staff would update them with the new amendments.

ITEMS FROM THE CHAIRMAN:

None.

ITEMS FROM BOARD MEMBERS:

Mr. Rhodes congratulated Mr. McIntyre on the new addition to the McIntyre family.

Mr. Rhodes stated staff should be looking toward arranging items on the Board's agenda expected to draw attendees into the first positions so that people who attend the meetings would not have to sit through lengthy discussions that are not pertinent to them.

Mr. MacIntosh stated that staff could look at the Public Hearing items and make an educated guess as to which items would bring the largest turnout from the public and place those into the first positions and on down the line, with the proviso that if there were a high-interest item logically paired for discussion with a lower-interest item, they would still put them in adjacent spots on the agenda so that they might be discussed together. Then staff could look at all the non-public-hearing items for the agenda and order them similarly according to expected turnout. It was the consensus of the Board that staff should proceed in that fashion.

Mr. McIntyre stated that he wished to thank the Board for recommending the Lindley Park Neighborhood Plan to City Council. He feels that the discussions held will help them prepare for City Council.

SPEAKERS FROM THE FLOOR ON ITEMS UNDER PLANNING BOARD AUTHORITY:

None.

APPROVAL OF ABSENCES:

Mr. Rhodes moved approval of the absences of Mssrs. Pike, Fox and Hall, seconded by Mr. Bryson. The Board voted 6-0 in favor of the motion. (Ayes: Downs, Rhodes, McIntyre, Koonce, Bryson, Marks. Nays: None.)

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There being no further business before the Board, the meeting was adjourned at 4:24 p.m.

Respectfully submitted,

Robert Morgan
Acting Planning Director

RM/jd